Karen Johnson Davidson County
Batch# 1235246 DEEDQC
02/07/2025 09:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250207-0009452

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Christy Coleman Vitulli, Trustee Christy Coleman Vitulli Revocable Living Trust 4405 Utah Ave. Nashville, TN 37209	same	103 04 0 172.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Christy Coleman Vitulli, and husband, Clark Joseph Vitulli, by and through Christy Coleman Vitulli as attorney-in-fact (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Christy Coleman Vitulli, Trustee, and her successors in trust, of the Christy Coleman Vitulli Revocable Living Trust dated September 6, 2005, as amended (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 and the West 20.0 feet of Lot No. 3 of Block 13 on the Plan of a part of Sylvan Park of record in Plat Book 332, page 104, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christy Coleman Vitulli and husband, Clark Joseph Vitulli, by Warranty Deed dated May 30, 2013, from Elizabeth Ann Sastre, unmarried, of record at Instrument No. 20130603-0055671 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 4405 Utah Avenue, Nashville, Tennessee 37209.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property including: all matters shown on the Plan of record in Plat Book 332, page 104, Registers Office for Davidson County, Tennessee, and Restrictive Covenant for Detached Structure of record in Instrument No. 20060623-0075263, and Instrument No. 20100908-0071474, said Registers Office.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property entirely in the name of Christy Coleman Vitulli, Trustee, and her successors in trust, of the Christy Coleman Vitulli Revocable Living Trust dated September 6, 2005, as amended, and to dissolve the tenancy by the entirety interest of Christy Coleman Vitulli, and husband, Clark Joseph Vitulli, pursuant to T.C.A §66-1-110.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 7th day of February, 2025.

GRANTORS:

Christy Vitulli

Christy Coleman Vitulli

Christy Vitulli as POA for Clark Joseph Vitulli

Clark Joseph Vitulli, by: Christy Coleman Vitulli, attorney-in-fact for Clark Joseph Vitulli pursuant to Durable Power of Attorney of record at Instrument No. 20250205-0008857 in the Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Christy Coleman Vitulli, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 7th day of February, 2025.

Notary Public

My Commission Expires: March 3, 2026

CAROLANN SUE WENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Christy Coleman Vitulli, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the attorney-in-fact for Clark Joseph Vitulli, the within named bargainor, and that she as such attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name as attorney-in-fact for Clark Joseph Vitulli.

WITNESS my hand and seal at office in Nashville, Tennessee, this 7th day of February, 2025.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero dollars ($0.00)., and this transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Christy Coleman Vitulli, Affiant

Subscribed and sworn to before me this 7th day of February, 2025.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 7, 2025.

Carolyn S. Wenzel

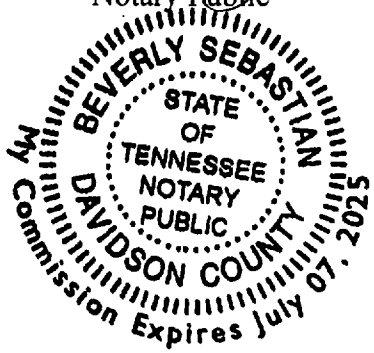
February 7, 2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7th day of February, 2025.

Notary Public

My Commission Expires: 7/7/25



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